

# 3 Bruce Rd, Fernhill, NSW, 2519

STONE

## Sold House

Sunday, 18 August 2024

3 Bruce Rd, Fernhill, NSW, 2519

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Darnell Haselau

## **SOLD BY STONE REAL ESTATE | DARNELL HASELAU & AARON DEAN**

Perfect family living with separate in-law accommodation

Highly flexible in design complete with self-contained secondary accommodation, this neat property beckons astute home buyers and investors alike. On a low-maintenance and level 492.77sqm (approx.) block in a private street, this unique living style boasts convenience with Fairy Meadow shops, schools, northside beaches, transport links and Balgownie village only minutes away.

- Perfect for a dual-occupation household – or create a passive income stream (STCA)
- Three-bedroom main home with two living areas + dining, robes throughout
- Modern kitchen featuring stone benchtops, a dishwasher and glass splashbacks
- Spacious tiled bathroom with in-wall toilet cistern, twin shower heads and tub
- Private flat to rear with lounge, full kitchen, separate bedroom and ensuite
- Single garage plus off-street parking – exciting opportunity in a central suburb
- Approx. 1.3km to Fairy Meadow Demonstration School, 3km to Keira High
- Convenient access to nearby cafe precincts, University of Wollongong and Wollongong CBD

Council rates \$471.72pq approx.

Water rates \$158.45pq approx.